
RE: Fwd: 286 and 296 4th Avenue Brooklyn, NY

David J. Feit <dfeit@dfeitlegal.com>

Fri, Jul 29, 2022 at 2:51 PM

To: "joetaub@gmail.com" <joetaub@gmail.com>

Cc: Cheskie Weisz <cw@cwrealty.net>, "Sw@cwrealty.net" <Sw@cwrealty.net>

Joe

I am counsel for the buyer entites (on behalf of Cheskie Weisz) on the respective 2 contracts of sale to purchase 286 4th Avenue, Brooklyn, NY and 296 4th Avenue, Brooklyn, NY

Separately Mr. Weisz has negotiated a tenant assignment/buyout agreemrent with the tenant of 296 4th Avenue, Brooklyn, NY

I am holding \$3,000,000 in escrow which I am advised was wired to my escrow acocunt by your client Chaim Kahan – SEE ANNEXED

At this time I am asking that you as attorney on behalf of your client Chaim Kahan, authorize me to send the following downpayments from my escrow account to the escrow agents for the below contracts as downpayments thereunder:

The contract of sale for 286 4th Avenue, Brooklyn, NY - \$2,000,000 downpayment

The contract of sale for 296 4th Avenue, Brooklyn, NY - \$500,000 downpayment

The tenant assignment/buyout agreement with the tenant of 296 4th Avenue, Brooklyn, NY

- \$500,000 downpayment

I await your response

Thanks

David J. Feit, Esq.

Law Offices of David J. Feit, Esq., PLLC

22 Cortlandt Street, Suite 803

New York, New York 10007

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From: Cheskie Weisz <cw@cwrealty.net>
Sent: Friday, July 29, 2022 2:38 PM
To: David J. Feit <dfeit@dfaitlaw.com>
Subject: [POSSIBLE PHISHING] Fwd: 296 4th

----- Forwarded message -----

From: **Joseph Taub** <joetaub@gmail.com>
Date: Thu, Jul 28, 2022 at 4:13 PM
Subject: Re: 296 4th
To: Ariel Farkas <Asf@cwrealty.net>
CC: Shia Weisz <sw@cwrealty.net>, Abraham Weiner <abraham@cwrpm.net>, Chaim Kahan <Chesedforall@gmail.com>, Cheskie Weisz <cw@cwrealty.net>

We can allow release of the \$3,000,000 and agree to 50/50 split only if this deal is flipped. If we end up closing, terms shall be renegotiated

Joseph Taub, Esq.
[1701 Quentin Rd, Suite B7](#)
[Brooklyn, NY 11229](#)
O 718 360 1733
C 917 456 7389
E Joetaub@gmail.com

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On Tue, Jul 26, 2022, 5:32 PM Joseph Taub <joetaub@gmail.com> wrote:

Thank you. Just need to review with Chaim

Chaim, please call me back when able

Joseph Taub, Esq.

1701 Quentin Rd, Suite B7

Brooklyn, NY 11229

O 718 360 1733

C 917 456 7389

E Joetaub@gmail.com

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On Tue, Jul 26, 2022 at 5:29 PM Ariel Farkas <Asf@cwrealty.net> wrote:

Please find attached an execution copy.

Sincerely,

Ariel Farkas
Legal Counsel



C. 917.538.2792
T. 718.243.0700 #102
[16 Waverly Ave., 2nd Fl.](#)
Brooklyn, NY 11205
asf@cwrealty.net
www.CWrealty.net

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From: Joseph Taub <joetaub@gmail.com>
Sent: Tuesday, July 26, 2022 5:18 PM
To: Ariel Farkas <Asf@cwrealty.net>
Cc: Shia Weisz <sw@cwrealty.net>; Abraham Weiner <abraham@cwrpm.net>; Chaim Kahan <Chesedforall@gmail.com>; Cheskie Weisz <cw@cwrealty.net>
Subject: Re: 296 4th

Ariel, can you please send execution copy. Thank you

Joseph Taub, Esq.

[1701 Quentin Rd, Suite B7](#)

[Brooklyn, NY 11229](#)

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C 917 456 7389

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On Thu, Jul 21, 2022 at 12:48 PM Ariel Farkas <Asf@cwrealty.net> wrote:

Hi Joseph,

Please see my attached comments. Your changes to Section 6.3 are all acceptable.

Sincerely,



Ariel Farkas

Legal Counsel

C. 917.538.2792

T. 718.243.0700 #102

[16 Waverly Ave.](#), 2nd Fl.

Brooklyn, NY 11205

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From: Shia Weisz <sw@cwrealty.net>
Sent: Thursday, July 21, 2022 9:47 AM
To: Joseph Taub <joetaub@gmail.com>
Cc: Abraham Weiner <abraham@cwrpm.net>; Ariel Farkas <asf@cwrealty.net>; Chaim Kahan <Chesedforall@gmail.com>; Cheskie Weisz <cw@cwrealty.net>
Subject: Re: 296 4th

Ariel, Please let us know if Joseph comments are acceptable and we can execute this. Thanks

On Mon, Jul 18, 2022 at 5:20 PM Joseph Taub <joetaub@gmail.com> wrote:

Shia, following up on below. Please send contract. Thank you

Joseph Taub, Esq.

1701 Quentin Rd, Suite B7

Brooklyn, NY 11229

O 718 360 1733

C 917 456 7389

E Joetaub@gmail.com

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On Mon, Jul 18, 2022 at 12:24 PM Joseph Taub <joetaub@gmail.com> wrote:

Thank you. Please send contract so we can order. What is timetable?

Joseph Taub, Esq.

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Brooklyn, NY 11229

O 718 360 1733

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E Joetaub@gmail.com

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On Mon, Jul 18, 2022 at 12:20 PM Shia Weisz <sw@cwrealty.net> wrote:

Confirmed

On Mon, Jul 18, 2022 at 12:17 PM Joseph Taub <joetaub@gmail.com> wrote:

Please see attached, subject to Chaim's review

Please note, we want to order title. We are investing \$30m and deserve that right. Please confirm

Joseph Taub, Esq.

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Brooklyn, NY 11229

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E Joetaub@gmail.com

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On Thu, Jul 14, 2022 at 8:02 PM Chaim Kahan <chesedforall@gmail.com> wrote:

in contract

On Thu, Jul 14, 2022 at 5:14 PM Joseph Taub <joetaub@gmail.com> wrote:

Will review over next few days. CW already owns the property?

Joseph Taub, Esq.

1701 Quentin Rd, Suite B7

Brooklyn, NY 11229

O 718 360 1733

C 917 456 7389

E Joetaub@gmail.com

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On Thu, Jul 14, 2022 at 4:58 PM Ariel Farkas <Asf@cwrealty.net> wrote:

Good afternoon Mr. Taub,

Please find attached for your review the draft OA for 296 4th Ave LLC.

Sincerely,



Ariel Farkas

Legal Counsel

C. 917.538.2792

T. 718.243.0700 #102

[16 Waverly Ave.](#), 2nd Fl.

Brooklyn, NY 11205

asf@cwrealty.net

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--

Chaim Kahan

Ck Distribution

chesedforall@gmail.com

5308 13 ave, #483 Brooklyn, NY 11219

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Shia Weisz
Director of Acquisitions & Finance
CW Realty, LLC
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Cheskie Weisz

CEO

C. 917.415.8742

T. 718.243.0700 #104

[16 Waverly Avenue #2nd Floor](#)
Brooklyn, NY 11205

Mailing address
320 Roebling st #304
Brooklyn, NY 11211
cw@cwrealty.net
www.CWrealty.net

----- Forwarded message -----

From: Chaim Kahan <chesedforall@gmail.com>

To: "David J. Feit" <dfeit@dfeitlegal.com>

Cc: Shia Weisz <sw@cwrealty.net>, Cheskie Weisz <cw@cwrealty.net>

Bcc:

Date: Wed, 13 Jul 2022 05:40:24 +0000

Subject: Re: 296 4h Avenue, Brooklyn, NY and 286-90 4h Avenue and 21-23 Denton Place, Brooklyn, NY
Correct

On Sun, Jul 10, 2022 at 10:47 AM David J. Feit <dfeit@dfeitlegal.com> wrote:

\$3,000,000 received 7-10-2022 from a sender account called "Have Doctor Will Travel Medic"

I assume this is Chaim Kahan?

Please confirm

David J. Feit, Esq.
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22 Cortlandt Street, Suite 803
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On Jul 10, 2022, at 10:40 AM, Shia Weisz <sw@cwrealty.net> wrote:

David did you receive the 3M deposit

On Fri, Jul 8, 2022 at 12:26 PM Shia Weisz <sw@cwrealty.net> wrote:

Still not?

On Thu, Jul 7, 2022 at 9:46 PM David J. Feit <dfeit@dfeitlegal.com> wrote:

No, I did not

David J. Feit, Esq.
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On Jul 7, 2022, at 6:32 PM, Shia Weisz <sw@cwrealty.net> wrote:

David did you receive the deposit

On Thu, Jul 7, 2022 at 5:17 PM Chaim Kahan <chesedforall@gmail.com> wrote:
received?

On Thu, Jul 7, 2022 at 4:09 PM Shia Weisz <sw@cwrealty.net> wrote:
Wait

On Thu, Jul 7, 2022 at 4:07 PM David J. Feit <dfeit@dfeitlaw.com> wrote:

not received

David J. Feit, Esq.

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From: Shia Weisz <sw@cwrealty.net>
Sent: Thursday, July 7, 2022 4:04 PM
To: Chaim Kahan <chesedforall@gmail.com>
Cc: Cheskie Weisz <cw@cwrealty.net>; David J. Feit <dfeit@dfeitlegal.com>
Subject: Re: 296 4h Avenue, Brooklyn, NY and 286-90 4h Avenue and 21-23 Denton Place, Brooklyn, NY

Great David pls confirm when you get

On Thu, Jul 7, 2022 at 4:02 PM Chaim Kahan <chesedforall@gmail.com> wrote:

Wire confirmation attached

On Thu, Jul 7, 2022, 3:24 PM Chaim Kahan <chesedforall@gmail.com> wrote:

David,

Trying to push in the wire today will keep u posted shortly

On Thu, Jul 7, 2022 at 2:16 PM David J. Feit <dfeit@dfeitlegal.com> wrote:

Dear Mr. Kahan-

I am counsel to Cheskie Weisz

I understand you may be wiring \$3,000,000 to my attorney's escrow account to be used towards the downpayments to be paid under contracts of sale in connection with your purchase together with Cheskie Weisz of the following properties:

[296 4th Avenue, Brooklyn, NY](#) and [286-90 4th Avenue, Brooklyn, NY](#) and [21-23 Denton Place, Brooklyn, NY](#)

This email confirms that such funds as you wire to my attorney's escrow account will not be released or transferred from my attorney's escrow account without your permission via email or otherwise in writing

Thanks

David J. Feit, Esq.

Law Offices of David J. Feit, Esq., PLLC

[22 Cortlandt Street, Suite 803](#)

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--

Chaim Kahan

Ck Distribution

chesedforall@gmail.com

5308 13 ave, #483 Brooklyn, NY 11219

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Chaim Kahan
Ck Distribution

chesedforall@gmail.com

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